



LENA C. TAYLOR

Wisconsin State Senator • 4th District

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Testimony of Senator Lena C Taylor

**SB 650 – Notification of property where methamphetamines are present
Committee on Judiciary, Corrections, Insurance, Campaign Finance Reform, & Housing
Thursday, April 1, 2010**

Honorable members of the committee:

Thank you for taking testimony on SB 650 which requires notification of any methamphetamine use on residential real property. I am pleased to offer this bill with Rep. Jon Richards (D-Milwaukee).

Under current law, with certain exceptions, owners selling residential real property must give prospective buyers a form, known as a real estate condition report, on which the owner discloses certain conditions of the real property of which the owner is aware.

SB 650 requires an owner to disclose on the real estate condition report whether methamphetamine has been manufactured on the property. It also requires a landlord of residential rental property who is aware that methamphetamine has been manufactured on the rental property to disclose to any prospective tenant in writing that methamphetamine has been manufactured on the premises.

There have been stories circulated in Milwaukee and around the state of property owners and tenants unaware of the past use and manufacture of meth on the property they now possess or reside in. It is common sense that such notice be given. I encourage your support of the bill.

Thank you.



Wisconsin Builders Association

April 1, 2010

TO: Members of the Senate Committee on Judiciary, Corrections, Insurance, Campaign Finance Reform, and Housing

FROM: Brad Boycks
Wisconsin Builders Association ®
Director of Government and Political Affairs

RE: **Questions and concerns regarding 2009 Senate Bill 650 (SB 650), relating to requiring sellers of residential real property and landlords of residential rental property to disclose that methamphetamine has been manufactured on the property**

Today the Senate Committee on Judiciary, Corrections, Insurance, Campaign Finance Reform, and Housing will be hearing testimony regarding SB 650 relating to requiring sellers of residential real property and landlords of residential rental property to disclose that methamphetamine has been manufactured on the property.

The Wisconsin Builders Association® has some questions and comments on SB 650 that we would like to share with the committee and bill author today:

- Having this requirement in perpetuity in both multifamily units and single family homes seems excessive.
- Would it be possible to establish a set amount of time that these requirements would be necessary for the owner of a multifamily unit or single family home to disclose?
- Are their cleaning methods to remediate the products left behind during the production of methamphetamines? If so, could a process be set up that if the property is cleaned they would no longer need to comply with these disclosure requirements?
- Is the replacement of carpet in a structure, painting of the walls and thorough cleaning enough to remediate the building and take away any risk to the next resident?

Thank you for your consideration to the enclosed concerns and questions regarding SB 650. We look forward to hearing from the author and committee on the above questions and concerns.



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STATE REPRESENTATIVE
JON RICHARDS

WISCONSIN STATE ASSEMBLY

Senate Bill 650
Senate Committee on Judiciary, Corrections, Insurance, Campaign
Finance Reform and Housing
April 1, 2010

Thank you, Madam Chair and members of the committee, for allowing me to testify before you today about SB 650. Most renters and home buyers are familiar with the risks associated with lead paint, asbestos, and mold. However, most do not think to inquire about whether methamphetamine has ever been manufactured on the property.

This bill would require sellers of residential property to include on the real estate condition report whether methamphetamine has been manufactured on the property if that is known to the seller at the time of the sale. Additionally, SB 650 would require landlords to disclose, in writing, if meth has been manufactured in the rental unit to prospective tenants. This is a common sense approach to protecting home buyers and renters from the harmful residues left over from the production of methamphetamine.

The products used in the production of Methamphetamine are very hazardous. Propane and acetone are a few of the many dangerous chemicals used to produce meth. The residue created during the production seeps into the carpets and walls. These chemicals linger in the home long after the lab has been removed. This poses a significant risk to any subsequent renters or owners, especially if the new renters or owners have small children.

WTMJ-TV in Milwaukee recently aired a story about a young family that rented a home from a landlord that knew of the past presence of meth on the premises, yet said nothing to the renters because he was not obligated to do so. Even more disturbing, the family's young daughter used the room where the methamphetamine had been cooked as her bedroom.

This law would bring Wisconsin law in line with other states such as Missouri and California which both have enacted laws requiring landlords and sellers to disclose whether meth has been produced on the property.

Thanks again for allowing me to testify.



April 1, 2010

SB 650 – Amendment Requested

The Wisconsin Housing Alliance represents among other groups, the owners and managers of manufactured home communities in Wisconsin. In a manufactured home community, generally the community owns the land and individuals own their own homes.

If a home in a manufactured home community was used for cooking methamphetamine, the Alliance believes that the provisions of SB 650 should apply to any sale of the home. As currently drafted, the notice provisions could also apply to any subsequent rental of the land even though the home has been removed. Therefore on page 2, after line 10 insert the following:

(3) If the rental property is in a manufactured home community, the landlord is required to provide the disclosure under sub. (1) only to a prospective tenant of a home in which the methamphetamine was manufactured.

We appreciate the committee's consideration of this clarifying amendment.

Ross Kinzler
Executive Director
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